



Property and Construction Management Department

Boston Public Facilities Department
Thomas M. Menino, Mayor
Michael J. Galvin, Chief of Public Property

Public Facilities Commission
Patrick Harrington, Chairman
Michael Hatfield, Commissioner
John Walsh, Commissioner

Location: 26 Court Street, 11th Floor, Conf. Rm. 11A
Boston, MA 02108

Meeting Time: 2:00 p.m.

Dear Commissioners:

I recommend that the votes noted below and incorporated into the AGENDA, be approved by the Commission at its June 6, 2013 meeting:

- VOTE 1** **REQUEST FOR APPROVAL TO UTILIZE M.G.L. c.149A**
Joseph **CONSTRUCTION MANAGEMENT A RISK DELIVERY METHOD**
Mulligan **FOR THE BOSTON PUBLIC LIBRARY JOHNSON BUILDING**
 IMPROVEMENTS PROJECT: Authority to enter into a construction management at risk contract with a competitively procured and qualified construction management at risk firm.
- VOTE 2** **CONTRACT TO PMA CONSULTANTS, INC.:** To provide owner project manager services associated with the Boston Public Library Johnson Building Improvements project. **\$1,883,275.00**
Jim
McQueen
- VOTE 3** **CONTRACT TO BLW ENGINEERS, INC.:** To provide engineering design and construction administration services associated with the Police Headquarters Heating Ventilation Air Conditioning (HVAC) and Systems Upgrade project. **\$128,000.00**
Jim
McGaffigan

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**PUBLIC FACILITIES DEPARTMENT
AGENDA
PUBLIC FACILITIES COMMISSION
June 6, 2013**

VOTE 1: Whereas, the City of Boston has appropriated funds for the Public Facilities Department to design and construct improvements to the Boston Public Library Johnson Building; and

Whereas, the Public Facilities Department seeks approval from its governing body, the Public Facilities Commission, to submit an application to the Office of the Inspector General requesting a notice to proceed utilizing the procurement procedures of M.G.L. c.149A, sections 1-13, a construction management at risk delivery method for the Boston Public Library Johnson Building Improvements; and

Whereas, the Public Facilities Department has requested authority from its governing body, the Public Facilities Commission, to enter into a construction management at risk contract with a competitively procured and qualified construction management at risk firm if granted a notice to proceed by the Office of the Inspector General for this Project; and

Whereas, the Boston Public Library Johnson Building Project has an estimated construction value in excess of five million dollars (\$5,000,000); and

Whereas, the Public Facilities Department has determined that the use of construction management at risk services is appropriate for the proposed project and has stated such in writing;

Now, Therefore It Is Voted: The Public Facilities Commission authorizes the Director of the Public Facilities Department to submit a notice to proceed application to the Office of the Inspector General for approval to use the construction management at risk procurement procedures of M.G.L. c.149A, sections 1-13 and, if approved, to act on said authority and in compliance with the provisions of M.G.L. c.149A, sections 5-7, to procure a construction management at risk firm through the 2-phase selection process and award and execute a contract with a qualified construction management at risk firm.

VOTE 2: That the Director be, and hereby is, authorized to request from the Mayor, in the name and on behalf of the Commission, written authority to award a contract, without further advertising, pursuant to a publicly advertised request for qualifications in the Boston Globe on June 6, 2011 to PMA Consultants, LLC, a Michigan limited liability company, with an office located at 25 Braintree Hill Office Park, Suite 303, Braintree, MA 02184. Under the terms of this contract,

PMA Consultants, LLC will provide owner project manager services associated with the Boston Public Library Johnson Building Improvements project. The term of this contract shall be 156 weeks from the date of execution at a cost not to exceed \$1,883,275.00, including \$376,655.00 for additional services, which is a fixed fee of 4.30% based on an estimated construction cost of \$35,000,000.00. The Director is also authorized to execute such contract, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.

VOTE 3: That the Director be, and hereby is, authorized to request from the Mayor, in the name and on behalf of the Commission, written authority to award a contract, without further advertising, pursuant to a publicly advertised request for qualifications in the Boston Globe on March 4, 2013, to BLW Engineers, Inc., a Massachusetts corporation, with an office at 311 Great Road, Littleton, MA 01460. Under the terms of this contract, BLW Engineers, Inc. will provide engineering design and construction administration services associated with the Police Headquarters Heating Ventilation Air Conditioning (HVAC) and Systems Upgrade project. The scope of work includes upgrading the fire alarm system, smoke detection, under floor leak detection system, computer room air conditioning condensate pumps and fan motors; and replacing two cooling towers. The term of this contract shall be 104 weeks from the date of execution at a cost not to exceed \$128,000.00, including \$30,000.00 for additional services, which is a fixed fee of 9.63% based on an estimated construction cost of \$1,017,568.00. The Director is also authorized to execute such contract, in the name and on behalf of the Commission, upon receipt of said written authority from the Mayor.